

# House Bill 3545

Sponsored by Representatives JAVADI, EDWARDS, PHAM H; Representatives MANNIX, NELSON, SCHARF, Senators PATTERSON, THATCHER

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**. The statement includes a measure digest written in compliance with applicable readability standards.

**Digest:** The Act would exempt property that has been deeded to a county for unpaid taxes from the association fees charged on a home or condo for no more than 6 months. (Flesch Readability Score: 60.7).

Provides a temporary exemption from assessments imposed by a homeowners association or by an association of condominium unit owners on foreclosed property that has been deeded to a county. Takes effect on the 91st day following adjournment sine die.

## A BILL FOR AN ACT

1  
2 Relating to acquisitions of real property by foreclosure for delinquent taxes; and prescribing an ef-  
3 fective date.

4 **Be It Enacted by the People of the State of Oregon:**

5 **SECTION 1. Section 2 of this 2025 Act is added to and made a part of ORS chapter 312.**

6 **SECTION 2. (1) As used in this section:**

7 (a) "Assessment" has the meaning given that term in ORS 94.550 or 100.005, as applicable.

8 (b) "Subject property" means property that is subject to assessment by a homeowners  
9 association or an association of unit owners, as applicable.

10 (2) Subject property that has been deeded to a county under ORS 312.200 shall be exempt  
11 from assessment for the period that begins on the date on which the subject property is  
12 deeded to the county and ends on the earliest of:

13 (a) The date on which the county transfers title to the property to another owner;

14 (b) The date on which the county enters into a lease agreement for the property;

15 (c) The date on which the county determines that it will retain title to the property; or

16 (d) The date that is six months following the date on which the subject property was  
17 deeded to the county.

18 **SECTION 3. Section 2 of this 2025 Act applies to subject property deeded to a county  
19 under ORS 312.200 on or after the effective date of this 2025 Act.**

20 **SECTION 4. This 2025 Act takes effect on the 91st day after the date on which the 2025  
21 regular session of the Eighty-third Legislative Assembly adjourns sine die.**

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**NOTE:** Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.